

STANFORD RANCH

(MAP SHEET 2)

STANFORD RANCH PARCEL A: SUNSET COMMERCIAL PLAZA (RITE AID)

Owner: Abe Alizadeh Phone: (916) 632-8247
6741 Five Star Boulevard, Suite G
Rocklin, CA 95765

Applicant: Land Development Services Phone: (916) 624-1629
4240 Rocklin Road
Rocklin, CA 95677

Engineer: Land Development Services Phone: (916) 624-1629
4240 Rocklin Road
Rocklin, CA 95677

Zoning: PD-BP (Planned Development-Business Professional)

Location: The easterly corner of Sunset Blvd. & Stanford Ranch Road.
APN 016-450-001

File #: SPU-99-14, GPA-99-06, PDG-99-03, DL-99-06

Area: 2.96 acres

Proposal: An application to approve a General Plan Amendment and General Development Plan Amendment to change the land use designations on the subject site as follows:

	FROM:	TO:
General Plan	Business Professional (BP)	Retail Commercial (RC)
General Development Plan	Planned Development Business Professional (PD-BP)	Planned Development Commercial (PD-C)
Zoning	Planned Development Business Professional (PD-BP)	Planned Development Commercial (PD-C)

As well as, a request for approval to subdivide the project site into four parcels (three lots and a common area); as well as, allowing the construction of a 15,200 square-foot retail commercial building. The structure includes a drive through window and the proposed tenant is a Rite Aide Pharmacy.

Status: The application was closed due to inactivity and was not heard.

STANFORD RANCH, PARCEL B: STANFORD BLUFFS UNIT 2

Developer: Ron McKim Construction Phone: (916) 624-9202
P. O. Box 548
Rocklin, CA 95677

Zoning: PD-Residential

Location: Stanford Ranch Area A-1, Lot B. The parcel is 500 feet north of Sunset Boulevard,
on the eastside of Stanford Ranch Road.
APN Bk. 370, Page 10

File #: SD-87-05

Area: 11.62 acres

Proposal: 41 single-family lots

Status: The Final Map was recorded February 1988. Building permits have been issued, and
the project is complete.

**STANFORD RANCH, PARCEL C: STANFORD RANCH VILLAGE RETAIL
CENTER**

Owner: K.C.S. / Bel-Air Associates Phone: (916) 381-1225
7919 Folsom Boulevard, Suite 150
Sacramento, CA 95826

Zoning: Retail Commercial

Location: Stanford Ranch area A-1, Parcel C, Northwesterly of the intersection of Stanford
Ranch Road and Sunset Blvd.
APN 016-450-03

File #: SPU-90-01, SPU-90-34 (BP Oil)

Area: 11.61 acres

Proposal: Applications for a Tentative Parcel Map to create 7 commercial parcels, and a
Specific Plan Use Permits to construct 104,455 square feet of building area (SPU-90-
01) and for a gas station and convenience store (SPU-90-34). A Medical Clinic and
Taco Bell also exist on the site.

Status: The buildings are completed and businesses have opened.

STANFORD RANCH, PARCEL D: STANFORD CROSSING BUSINESS PARK

Owner: Mark C. Lucas Phone: (916) 924-1500
83 Scripps Drive, Suite 320
Sacramento, CA 95825

Applicant: Lucas Enterprises Phone: (916) 924-1500
C/o Mark Lucas
83 Scripps Drive, Suite 320
Sacramento, CA 95825

Engineer: Espana Geotechnical Consulting Phone: (916) 773-2600
502 Giuseppe Court, Suite 11
Roseville, CA 95678

Zoning: PD-BP (Business Professional)

Location: The project site is located on Stanford Ranch Road approximately 300 feet south of
its intersection with Stoney Road.
APN 016-450-021

File #: DL-2001-05, DR-2001-20

Area: 3.2 acres

Proposal: A Design Review application to approve nine single story office buildings on a 3.2-
acre parcel along Stanford Ranch Road. In addition, approval of a Tentative Parcel
Map is being requested in order to separate the one parcel into nine individual
parcels.

Status: The Planning Commission approved the application on February 19, 2002. The
project is now under construction.

STANFORD RANCH, PARCEL E: EMERALD POINT APARTMENTS

Owner: SKK Enterprises Phone: (916) 631-4200
3480 Sunrise Boulevard
Rancho Cordova, CA 95742

Applicant: Kuchman Associates, Architects & Planners Phone: (916) 685-7326
C/o Robert Kuchman
9692 Melrose Avenue
Elk Grove, CA 95624

Engineer: Smith Amsberry Associates, Inc. Phone: (916) 632-9490
3845 Atherton Road, Suite 2
Rocklin, CA 95765

Zoning: PD-Residential (14 dwelling units per acre)

Stanford Ranch

Location: Lot E, Stanford Ranch Road and Stoney Road, north of La Petite Academy.
101 Gold Circle.
APN 016-450-03

File #: PDG-95-02, SPU-97-11

Area: 11.69 acres

Proposal: 164 unit apartment complex.

Status: The project is built.

STANFORD RANCH, PARCEL H: STANFORD VILLAGE

Developer: Braddock and Logan Group Phone: (510) 736-4000
C/o Fred Musser
4155 Blackhawk Plaza Circle, Suite 201
Danville, CA 94506

Beazer Homes of California Phone: (916) 773-3888
2260 Douglas Boulevard
Roseville, CA 95661

Zoning: PD-8 (8 dwelling units per acre)

Location: Northwest of Stanford Ranch Road, North of Stanford Ranch Area A-1, Lot K-2.
APN BK. 369, PG. 10

File #: SD-87-01, SPU-96-08

Area: 13.2 acres

Proposal: 74 single-family units

Status: The final map for this project was approved October 10, 1989, and recorded in November 1989. The Planning Commission on October 1, 1996 approved a revision to the Specific Plan Use Permit. The project is now built.

STANFORD RANCH, PARCEL K-1: SPINNAKER HOMES

Developer: Mark III Development Co. Phone: (916) 381-8080
5101 Florin Perkins Road
Sacramento, CA 95826

Location: West of Stanford Ranch Road, north of Stony Road, east of Pebble Creek Drive in Area A-1 of Stanford Ranch.
APN Bk. 369, Pages 1, 2, & 3

File #: SPU-87-02

Stanford Ranch

Area: 20.28 acres

Proposal: 109 single-family lots

Status: The Final Map is recorded. The Specific Plan Use Permit was approved February 3, 1987. The project is complete.

STANFORD RANCH, PARCEL K-2: VISTA SIERRA

Developer: Camray Development Phone: (916) 383-8500
7919 Folsom Boulevard
Sacramento, CA 95826

Location: West of Stanford Ranch Road, North of Lot K-1.
APN Bk. 369, Pages 2 & 3

File #: SPU-86-09, SD-86-03

Area: 17.8 acres

Proposal: 94 single-family lots

Status: The Final Map for K-2 was recorded in August 1986, and a Specific Plan Use Permit was granted September 16, 1986. The project is built out.

STANFORD RANCH, PARCEL K-3: STANFORD TERRACE

Developer: Richmond American Homes of California Phone: (916) 635-5777
11040 White Rock Road, Suite 500
Rancho Cordova, CA 95670

Zoning: PD-6 (6 units per acre)

Location: The project is contiguous to Area K.
APN Bk. 369, Pages 4 & 5

File #: SD-87-06

Area: 31 acres

Proposal: 148 single-family lots

Status: The Final Map recorded in 1989 and the project is complete.

STANFORD RANCH, PARCEL L: SHELNBROOK

Developer: Pacific Scene Investments, Inc. Phone: (916) 424-3234
4720 Northgate Boulevard
Sacramento, CA 95834

Location: East of Stanford Ranch Road, between Cobblestone and Stoney Roads.
APN Bk. 370, Pages 4, 5, & 6

File #: SPU-86-02

Area: 37.27 acres

Proposal: 204 single-family dwellings

Status: The project is built out.

STANFORD RANCH, PARCEL M: COTTONWOOD

Developer: Ahmanson Developments, Inc. Phone: (916) 364-5782
9750 Business Park Drive, Suite 110
Sacramento, CA 95827

Location: Crest Drive to the north, Stanford Ranch Road to the west. Stanford Ranch Unit 1 to
the south, and Stanford Bluffs (Stanford Ranch Unit 3) to the east.
APN Bk. 370, Pages 1, 2, & 3

File #: SPU-87-01

Area: 29.31 acres

Proposal: 162 single-family units

Status: The Final Map is recorded and a Specific Plan Use Permit was approved February 3,
1987. The project is completed.

STANFORD RANCH, PARCEL N: STANFORD BLUFFS

Developer: Ron McKim Construction Phone: (916) 624-9202
P. O. Box 548
Rocklin, CA 95677

Location: South of Crest Drive, west of Whitney Blvd. and Rocklin Ridge Estates.
APN Bk. 370, Pages 2 & 3

File #: SPU-86-12, SD-86-03

Area: 16.93 acres

Stanford Ranch

Proposal: 57 single-family dwellings

Status: The Final Map is recorded. A Specific Plan Use Permit was granted October 28, 1986. The houses are built.

STANFORD RANCH, PARCEL 1: BROADSTONE APARTMENTS

Owner: Roman Catholic Bishop of Sacramento Phone: (916) 733-0277
C/o Thomas J. McNamara
2110 Broadway, Suite 277
Sacramento, CA 95818-2541

Applicant: Alliance Residential Company Phone: (602) 778-2831
C/o Robert M. Hutt
4808 North 22nd Street, Suite 200
Phoenix, AZ 85016

Engineer: Geotechnical & Env. Consultants, Inc. Phone: (408) 966-8631
1900 West Broadway Road
Tempe, AZ 85282-1000

Zoning: PD-20 (20 dwelling units per acre)

Location: 2301 Sunset Boulevard
APN 017-350-01

File #: DR-2001-13

Area: 11.52 acres

Proposal: Applicants are requesting Design Review approval to construct a 186-unit gated multi-family development.

Status: The Planning Commission approved this project on October 16, 2001. The project is now built and complete.

STANFORD RANCH, PARCEL 2: STANFORD COURT

Developer: Richmond American Homes of CA Phone: (916) 635-5777
11040 White Rock Road, Suite 500
Rancho Cordova, CA 95670

Zoning: PD-Residential (6 dwelling units per acre)

Location: Adjacent to the western right-of-way of Pebble Creek Drive at the intersection of Pebble Creek Drive & Cobblestone Drive.
APN Bk. 369, Pages 7, 8, & 9

Stanford Ranch

File #: SD-88-04, SPU-89-02, SPU-89-09, SPU-94-12
Area: 25.4 acres
Proposal: 142 single-family lots
Status: The project is built out.

STANFORD RANCH, PARCEL 3: STANFORD HEIGHTS APARTMENTS

Owner: Stanford Ranch I, LLC Phone: (916) 624-0613
P.O. Box 1200
Rocklin, CA 95677

Applicant: Randall Realty Corporation Phone: (916) 961-3691
3441 Data Drive, Suite 455
Sacramento, CA 95670

Zoning: PD-16 (16 dwelling units per acre)

Location: The project site is located at the northwesterly corner of Sunset Boulevard and Little Rock Road. 5801 Little Rock Road.
APN 017-350-003

File #: SPU-97-28

Area: 10.96 acres

Proposal: An application to approve a Specific Plan Use Permit for the development of 170 apartment units on approximately 10.96 acres. The project includes 386 off street parking spaces, 92 garage spaces, 174 carport spaces, and 120 open spaces.

Status: Planning Commission, on April 21, 1998, approved the project. The project is now built.

Design review for the entry signs, and water features, were approved by the Planning Commission on August 4, 1998. The signs and entry features are constructed. The Project is complete.

STANFORD RANCH, PARCEL 4 (PART 1)

Owner: Stanford Ranch I, LLC Phone: (916) 624-0613
P.O. Box 1200
Rocklin, CA 95765

Applicant: Spannagel and Associates, Inc. Phone: (916) 624-1618
3845 Atherton Road
Rocklin, CA 95765

Stanford Ranch

Zoning: PD-BP/C (Business Professional/Commercial)

Location: The project site is located on the easterly corner of the intersection of Sunset Boulevard and Park Drive.
APN 017-035-004

File #: DL-98-02, SPU-98-03

Area: 10.07+ acres

Proposal: An application for a Tentative Parcel Map and Specific Plan Use Permit to create two parcels and construct two buildings (1 at 8,500 square feet & 1 at 9,897 square feet). The two buildings are to be located on one parcel and the second parcel is designated for a future, unnamed project.

Status: The application was submitted on February 10, 1998, and was approved by the Planning Commission on May 19, 1998. The project is complete.

STANFORD RANCH, PARCEL 4 (PART 2)

Owner: Stanford Ranch LLC
3715 Atherton Road
Rocklin, CA 95677-1200
Phone: (916) 624-0741

Applicant: Borges Architectural Group
3017 Douglas Blvd., Suite 240
Roseville, CA 95661
Phone: (916) 782-7200

Engineer: Spannagel & Associates, Inc.
3845 Atherton Road
Rocklin, CA 95765
Phone: (916) 624-1618

Zoning: PD-BP/C (Business Professional/Commercial)

Location: The project site is located on the east corner of Sunset Boulevard and Park Drive.
APN 017-035-004

File #: SPU-99-16, DL-99-04, U-99-07
DR-2000-01 (Sign Program)

Area: 8.05 acres of original 10.07 acres

Proposal: Application for a Tentative Parcel Map, Minor Use Permit, and Specific Plan Use Permit. The proposed parcel map will create 5 building parcels, 1 reciprocal parking parcel and a remainder parcel. The Specific Plan Use Permit would allow construction of five (5) single story buildings. Building A: a 4,500 square-foot restaurant, Building B: a 19,005 square-foot retail, Building C: a 6,500 square-foot retail, Building D: a 12,000 square-foot school, Building E: a 16,844 square-foot commercial piece on Lot 2.

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Status: The Planning Commission on October 5, 1999 approved the project application. The sign program was approved on March 21, 2000. The project is complete.

STANFORD RANCH, PARCEL 4: KINDERCARE

Owner: Kindercare Development Phone: (510) 623-9950
Lincoln Executive Center
43276 Christy Street
Fremont, CA 92630

Applicant: Spannagel and Associates, Inc. Phone: (916) 624-1618
3845 Atherton Road, Suite 7
Rocklin, CA 95765

Zoning: PD-BP/C (Business Professional/Commercial)

Location: The subject property is generally located at the southeasterly corner of Park Drive and Sunset Boulevard.
APN 017-350-004

File #: U-98-06

Area: 0.70 acres (The site was created with DL-98-02)

Proposal: An application to approve a Conditional Use Permit to allow a childcare learning center to occupy the 9,987 square foot building approved with SPU-98-03. There will also be approximately 15,500 square feet of playground area. The proposed hours of operation are 6:15 a.m. to 6:15 p.m. Capacity is proposed to be 180 children, with 21 employees.

Status: The application was received on August 24, 1998. Planning Commission approved the update on November 3, 1998. The project is now complete.

STANFORD RANCH, PARCEL 4: SUNSET GAS (ARCO)

Owner: Doug Sutherland Phone: (916) 791-6466
8211 Sierra College Boulevard, Suite 418
Roseville, CA 95661

Applicant: Lex Coffroth & Associates, Inc. Phone: (916) 373-9700
C/o J. Steve Collom
3633 Seaport Boulevard
West Sacramento, CA 95691

Zoning: PD-BP/C (Business Professional/Commercial)

Location: Southeast Corner of Sunset Boulevard and Park Drive.
APN 017-350-004, 017-350-038

File #: SPU-99-32

Area: The site is comprised of 1.28 acres. (The site was created with DL-99-04)

Proposal: Construction of a service station to include a 2,845 square-foot Convenience Store with 24-hour operation and beer and wine sales; an attached 1,975 square-foot two-bay, car wash building with equipment room; and a 3,584 square-foot canopy, over six fuel dispensers with 12 fueling positions. The fuel will be stored in double-walled fiberglass underground storage tanks.

Status: The Planning Commission on February 15, 2000 approved the project. Building Permits issued on September 15, 2000. The project is now complete.

STANFORD RANCH, PARCEL 4: VETERINARY HOSPITAL

Owner: Eureka Development Company, Inc. Phone: (916) 791-6466
8211 Sierra College Boulevard, Suite 418
Roseville CA 95661

Applicant: Angela K. Priest Phone: (916) 632-7736
4625 Durham Road
Rocklin CA 95765

Zoning: PD-BP/C (Business Professional/Commercial)

Location: 2221 Sunset Boulevard, Suite 105.
APN 017-350-004

File #: U-2001-01

Area: 2,056 square feet

Proposal: Request approval of a conditional use permit for the operation of a veterinary hospital in a 2,056 square foot portion of a 17,600 square foot building in Stanford Ranch, Phase II, Lot 4.

Status: An application for a Conditional Use Permit was received on January 3, 2001. Planning Commission approved the use permit on March 20, 2001.

STANFORD RANCH, PARCEL 6A: PARK PLACE CONDOMINIUMS

Owner: D.R. Horton Phone: (916) 355-1234
110 Blue Ravine Road
Folsom, CA 95630

Stanford Ranch I, LLC Phone: (916) 624-0613
C/o Alan Hersh
P. O. Box 1200
Rocklin, CA 95677

Stanford Ranch

Applicant: Murray Smith & Associates Engineering, Inc. Phone: (916) 487-9089
C/o Ed Gillum
3110 Gold Canal Drive, Suite A
Rancho Cordova, CA 95670

Engineer: Murray Smith & Associates Engineering, Inc. Phone: (916) 487-9089
C/o Ed Gillum
3110 Gold Canal Drive, Suite A
Rancho Cordova, CA 95670

Zoning: PD-12 (12 dwelling units per acre)

Location: The subject property is generally located on Park Drive between Stanford Ranch Road and Sunset Boulevard, across from Twin Oaks Park.
APN 017-350-032

File #: SD-99-01, SPU-99-09, TRE-99-13

Proposal: An application to approve a Specific Plan Use Permit and a Tentative Map for a condominium project. The proposal consists of 123 two-story condominium units on 25.11 acres. Also proposed is a pool and cabana in a recreation area. Garages are incorporated into the condominium buildings.

Status: This project was approved by the City Council on September 14, 1999. The project is complete.

STANFORD RANCH, PARCEL 6B: VILLA SERENA SENIOR APARTMENTS

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Applicant: Stamas Corporation Phone: (916) 783-0330
One Sierra Gate Plaza, Suite 355B
Roseville, CA 95678

Zoning: PD-20 (20 dwelling units per acre)

Location: East of Park Drive, opposite Twin Oaks Park. 101 Villa Serena Circle.
APN 017-350-013

File #: SPU-97-19

Area: 14.75 acres

Proposal: A request for a Specific Plan Use Permit for the construction of a 236-unit senior apartment complex.

Status: The application was received June 20, 1997, and was approved by the Planning Commission on September 16, 1997. The project is now built.

STANFORD RANCH, PARCEL 7A: ROCKLIN VILLAS

Owner: Rocklin Partners, LLC Phone: (916) 425-5858
C/o Erik Pilegaard
9260 Cherry Avenue
Orangevale, CA

Architect: Greenbaum & Breenbaum Phone: (916) 442-9275
700 Alhambra
Sacramento, CA 95616

Engineer: Smith-Amsberry Associates, Inc. Phone: (916) 632-9488
3825 Atherton Road, Suite 115
Rocklin, CA 95765

Zoning: PD-BP/C (Business Professional/Commercial)

Location: The subject property is generally located at the southeasterly corner of the intersection of Park Drive and Stanford Ranch Road. The project site is bound by Stanford Ranch Rd. to the north, and Park Drive to the west.
APN 017-350-052

File #: Phase I: SPU-99-08, DR-99-05
Phase II: U-2000-10, DL-2000-08, DR-2000-17

Area: 10.79 acres

Proposal: An application to approve a Specific Plan Use Permit for an assisted living facility providing care for Alzheimer patients. A Design Review application to change the exterior elevations of the approved building. Phase II consists of a 25 room Alzheimer's care facility and a 72-unit independent-living facility for the elderly.

Status: Phase I - The Specific Plan Use Permit was approved by the Planning Commission at June 1, 1999 Public Hearing. The Design Review was approved on October 5, 1999. The project is complete.

Phase II - The Use Permit, Design Review, and Tentative Parcel Map were approved by the Planning Commission at the November 11, 2000 Public Hearing. Phase II is complete.

STANFORD RANCH, PARCEL 7B: VILLA SERENA SENIOR APARTMENTS
PHASE II

Owner: Stamas Corporation Phone: (916) 783-0330
One Sierra Gate Plaza, Suite 355B
Roseville, CA 95678

Stanford Ranch

Architect: Robert South Design Group
6238 Birdcage Street
Citrus Heights, CA 95610
Phone: (916) 729-6501

Zoning: PD-20 (20 dwelling units per acre)

Location: Terminus of Villa Serena Way.
APN 017-350-034

File #: SPU-99-25

Area: 7 acres

Proposal: A request for a Specific Plan Use Permit for the construction of a 120-unit senior apartment complex.

Status: The Planning Commission approved the Specific Plan Use Permit on March 7, 2000. The project is currently under construction.

STANFORD RANCH, PARCEL 8

Owner: Stanford Ranch I, LLC
P.O. Box 1200
Rocklin, CA 95677
Phone: (916) 624-0613

Zoning: PD-BP (Business Professional)
W (Wetlands)

Location: The project site is located at the southwest corner of Stanford Ranch Road and Park Drive.
APN 017-190-034

File #: DL-98-01

Area: 14.79 acres

Proposal: An application requesting a tentative parcel map to subdivide Lot 8 of Stanford Ranch Phase 2 into five parcels. Parcel A (7.5 acres) of the parcel map is comprised entirely of land designated as wetlands.

Status: The application was submitted on January 9, 1998, and was approved by the Planning Commission on April 17, 1998.

STANFORD RANCH, PARCEL 8: LDS MEETING HOUSE

Owner: The Church of Jesus Christ
of Latter Day Saints
50 East North Temple Street
Salt Lake City, UT 84150
Phone: (916) 663-1708

Stanford Ranch

Applicant: Nichols, Melburg, & Rossetto Architects Phone: (916) 967-1340
Attn: Douglas Spohn
5330 Primrose Drive, Suite 248
Fair Oaks, CA 95628

Zoning: PD-BP (Business Professional)

Location: The project site is located at the southwesterly quadrant of the intersection at Park Drive and Stanford Ranch Boulevard.
APN 017-190-043

File #: Dr-2002-15, U-2002-05, ~~SPU-98-05~~ (expired)

Area: 3.50 acres (Parcel 4 of DL-98-01)

Proposal: An application to approve a Design Review and Use Permit for the construction of a 16,588 square foot church meetinghouse. The building is proposed to have a brick exterior with concrete tile roof.

Status: The application was approved by the Planning Commission on September 17, 2002. The project is currently under construction.

STANFORD RANCH, PARCEL 8: PHOENIX SCHOOL

Owner: Cemo Properties, LLC Phone: (916) 933-2300
4962 Root J. Matthews Parkway
El Dorado Hills, CA 95762

Applicant: Linda Budge/CommTech Services Phone: (916) 363-4164
9571 Mira Del Rio
Sacramento, CA 95827

Engineer: Nachb & Lewis Architects Phone: (916) 381-0127
7300 Folsom Boulevard, Suite 200
Sacramento, CA 95826

Zoning: PD-BP (Business Professional)

Location: The project is located at the northwest corner of Theona Way and Park Drive.
APN 017-190-034

File #: SPU-99-07

Area: 1.38 acres (Parcel 3 of DL-98-01)

Proposal: An application to approve a Specific Plan Use Permit for a private school/daycare facility. The proposed school would be a one-story 11,520 square foot building located on a 1.38-acre site. Proposed enrollment is to be 242 students. Proposed

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staff is 20 employees. Associated improvements are proposed to include parking, play areas, and landscaping. A six-foot high monument sign is also proposed.

Status: The Planning Commission on June 1, 1999 approved the project. The project is now built.

STANFORD RANCH, PARCEL 8: THE OFFICES AT PARK DRIVE

Owner/App: Kevin & Katina Woodbury
5101 Florin Perkins Road
Sacramento, CA 95826
Phone: (916) 381-8080 x126

Zoning: PD-BP (Business Professional)

Location: The subject property is on the west side of Park Drive, approximately 200 feet south of the intersection of Stanford Ranch Road and Park Drive.
APN 017-350-040, 041

File #: DR-2002-05, DL-2002-02

Area: 2.65 acres

Proposal: An application to approve a Design Review and Tentative Parcel Map to allow construction of five single-story office buildings on five separate parcels. The proposal also includes associated parking and landscaping. The office buildings will range in size from approximately 3,400 square feet to 6,100 square feet.

Status: The Planning Commission approved this project at the May 21, 2002 Public Hearing. The project is now complete.

STANFORD RANCH, PARCEL 10: TWIN OAKS ELEMENTARY SCHOOL

Owner: Rocklin Unified School District
2615 Meyers Street
Rocklin, CA 95677
Phone: (916) 624-2428

Applicant: Same as above

Zoning: School

General Plan: Public/Quasi-Public

Location: The subject property is generally on Club Drive and abuts Twin Oaks Park to the east and south.
APN 017-350-015

File #: SPU-98-19

Area: 8.23 acres

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Proposal: An application to approve a Specific Plan Use Permit for a new 35,252 square foot elementary school (K-6) to be located on 8.23 acres. The proposal consists of 6 permanent structures, 6 portable structures, and space available for 7 additional portable units if needed in the future, and 61 parking stalls.

Status: The Specific Plan Use Permit was brought before the Planning Commission on September 15, 1998. It was not approved. The R.U.S.D. subsequently approved the project. The school is now built.

STANFORD RANCH, PARCEL 11: MONTAGE

Developer: Pacific Scene
9940 Business Park Drive, Suite 165
Sacramento, CA 95827
Phone: (916) 424-3234

Zoning: PD-Residential

Location: Northeast of the intersection of Park Drive and Farrier Road.
APN Bk. 366 Pages 050 and 060

File #: SPU-89-19

Area: 24.9 acres

Proposal: 105 single-family lots

Status: The project is built out.

STANFORD RANCH, PARCEL 12: STONECREEK

Developer: McKim Homes
P.O. Box 548
Rocklin, CA 95677
Phone: (916) 624-9202

Zoning: PD-6 (6 dwelling units per acre)

Location: Northwest corner of Park Drive and Farrier Road.
APN Bk. 366 Pages 3 & 4

File #: SPU-90-06

Area: 23 acres

Proposal: 107-lot subdivision

Status: The project is built out.

STANFORD RANCH, PARCEL 13: CALIFORNIA FAMILY FITNESS

Owner: California Family Fitness Center Phone: (916) 987-2030
C/o Karry Gury or Russ Kuhn
6100 Fair Oaks Boulevard
Carmichael, CA 95608

Applicant: TPC Architects, Inc. Phone: (916) 965-4003
C/o Jeff Jennings
7806 Madison Avenue, Suite 100
Fair Oaks, CA 95628

Engineer: Wallace-Kuhl & Associates, Inc. Phone: (916) 372-1434
3050 Industrial Boulevard
West Sacramento, CA 95691

Zoning: PD-C (Commercial)

Location: Northwest corner of Sunset Boulevard and Park Drive.
APN 017-350-027, -011

File #: SPU-2000-01

Area: The project site is 32.8 acres.

Proposal: Specific Plan Use Permit for the construction of an 84,800 square-foot shopping center that includes a California Family Fitness facility, two outdoor dining areas and five other retail buildings.

Status: The Planning Commission approved the Specific Plan Use Permit at the June 6, 2000 Public Hearing. Building Permits were issued on April 23, 2001. The Fitness Center and retail buildings are constructed and currently operating.

STANFORD RANCH, PARCEL 14: SUNSET SUMMIT APARTMENTS

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Applicant: Spannagel and Associates Phone: (916) 624-1618
3845 Atherton Road, Suite 7
Rocklin, CA 95765

Randall Realty: Mark Morgan Phone: (916) 961-3691
3441 Data Drive, Suite 455
Rancho Cordova, CA 95670

Location: North of Sunset Boulevard, approximately 700 feet northeast of Park Dr.
2151 Sunset Boulevard.
APN 017-350-006

Stanford Ranch

File #: DL-95-06, SPU-97-05

Area: 43.47 acres

Proposal: An application to develop an 18.9-acre site with 344 apartment units.

Status: The Specific Plan Use Permit application was received in March (1997), and approved May 20, 1997. A Design Review on stair treatments and exterior materials was approved July 1, 1997. The project is now built.

STANFORD RANCH, PARCEL 16: WINDSONG

Owner: Hofmann Co. Phone: 920-3666
1380 Galaxy Way
Concord, CA 94522

Hofmann Co.
4219 South Market Court
Sacramento, CA 95838

Zoning: PD-6 (6 dwelling units per acre)

Location: North of Pleasant Grove, West of Farrier Road.
APN Bk. 366, Pages 1 & 2

File #: SPU-89-14

Area: 22.35 acres

Proposal: 90 single-family homes

Status: The project is built out.

STANFORD RANCH, PARCEL 17: STANFORD MEADOWS

Owner: John Mourier Construction Phone: (916) 786-3040
1830 Vernon Street
Roseville, CA 95678

Location: South of Farrier Road, west of Windsong Court.
APN Bk. 366, Pg. 12

File #: SPU-90-13, SPU-94-15

Area: 26.6 acres

Zoning: PD-6 (6 dwelling units per acre)

Proposal: A single-family subdivision consisting of 119 lots.

Status: The Final Map is recorded and the houses are built.

STANFORD RANCH, PARCELS 18 & 19: LEGACY

Owner: SMC Development Phone: (916) 364-5782
9750 Business Park Drive, Suite 110
Sacramento, CA 95827

Developer: Ahmanson Development Phone: (916) 364-5782
9750 Business Park Drive, Suite 110
Sacramento, CA 9582

Zoning: PD-6 (6 dwelling units per acre)

Location: Between Stanford Ranch Road and Farrier Road, west of Darby Road (Lot 18) and
east of Darby Road (Lot 19).
APN Bk. 366, Pages 7, 8, 9 & 10

File #: SD-89-03, SPU-90-07, SPU-94-08

Area: 26.8 Acres

Proposal: 143 single-family lots

Status: A revised specific plan use permit was approved August 2, 1994. The project is built
out.

STANFORD RANCH, PARCEL 20: STANFORD MEADOWS

Owner: John Mourier Construction Phone: (916) 786-3040
1830 Vernon St.
Roseville, CA 95678

Zoning: PD-Residential (6 dwelling units per acre)

Location: North of Farrier Drive, at the intersection of Farrier Drive and Devon Drive. APN
Bk. 366 Pg. 130

File #: SD-90-04, SPU-90-28, SPU-93-09

Area: 7.22 acres

Proposal: 31 single-family lot subdivision.

Status: The project is built.

**STANFORD RANCH, PARCEL 23: MERIDIAN AT STANFORD RANCH
APARTMENTS**

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Applicant: Fairfield Residential, Inc. Phone: (619) 457-2123
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

Architect: Architects Orange Phone: (714) 639-9860
144 North Orange Street
Orange, CA

Location: North of Sunset Boulevard, approximately 500 feet east of the intersection of West
Oaks Boulevard and Sunset Boulevard. 2121 Sunset Boulevard.
APN 017-350-029

File #: SPU-97-15

Area: 28 Acres

Proposal: An application to develop the site with 452 one and two bedroom apartment units.

Status: The Specific Plan Use Permit application was received June 9, 1997. The Planning
Commission recommended approval of the SPU and the Mitigated Negative
Declaration on October 21, 1997. City Council approved the project on January 27,
1998. Building permits have been issued, and the project is now built.

STANFORD RANCH, PARCEL 24A: CONVENIENCE STORE (7-ELEVEN)

Owner: Stanford Ranch, LLC Phone: (916) 965-7100
3715 Atherton Road
Rocklin, CA 95677

Applicant: RHL Design Group, Inc. Phone: (916) 646-4003
650 Howe Avenue, Suite 504
Sacramento, CA 95825

Engineer: RHL Design Group, Inc. Phone: (916) 646-4003
650 Howe Avenue, Suite 504
Sacramento, CA 95825

Zoning: PD-LI (Light Industrial)

Location: The subject property is generally located at the intersection of Sunset Boulevard and
West Oaks Boulevard.
APN 017-350-009

Stanford Ranch

File #: SPU-99-15, PDG-99-04, DL-99-02

Area: 0.64 acres

Proposal: An application to amend the General Development Plan for Stanford Ranch to establish a minimum lot width for Light Industrial areas, approve a Tentative Parcel Map to divide an existing parcel in two, and a Specific Plan Use Permit to allow construction of a 2,500 square-foot 7-Eleven convenience store and fueling facility.

Status: The project was approved on September 28, 1999. The project is built.

STANFORD RANCH, PARCEL 24B: PRO AD BUILDING

Owner: Joseph C. Bergh Phone: (916) 630-1066
4325 Dominguez Road, Suite C
Rocklin, CA 95677

Applicant: Huntington Construction
C/o John Hutcheson
2277 Watt Avenue, Suite B100
Sacramento, CA 95825

Zoning: PD-LI (Light Industrial)

Location: The project is adjacent to the 7-11 Convenience Store & Gas Station at the corner of Sunset Boulevard and West Oaks Boulevard.

File #: DR-2001-08

Area: 0.90 acres

Proposal: An application requesting Design Review approval to construct an 11,615 square-foot building for light industrial and office uses.

Status: The Planning Commission approved this application on October 16, 2001. The building is now complete.

STANFORD RANCH, PARCEL 25: USA STORAGE FACILITY

Owner: Stanford Ranch, LLC Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Applicant: Spannagel and Associates Phone: (916) 624-1618
3845 Atherton Road, Suite 7
Rocklin, CA 95765

Stanford Ranch

Engineer: Spannagel and Associates Phone: (916) 624-1618
3845 Atherton Road, Suite 7
Rocklin, CA 95765

Zoning: PD-LI (Light Industrial)

Location: 5951 West Oaks Boulevard.
APN 017-350-009 (portion), 017-350-030

File #: SPU-99-01

Area: 6.81 acres

Proposal: An application to approve a Specific Plan Use Permit to allow construction of an 87,850 square-foot mini storage facility, which also includes a managers residence and office/retail area.

Status: Planning Commission, on May 4, 1999, approved the project. Building Permits were issued on March 14, 2000. The project is now built and is occupied.

STANFORD RANCH, PARCEL 26: STANFORD RANCH PLAZA

Owner: DSL Service Company Phone: (949) 509-4241
350 Jamboree Road
Newport Beach, CA 92660

Applicant: MGA, Inc. Phone: (949) 477-6000
C/o Louie Aguilar
19712 MacArthur Boulevard, Suite 100
Irvine, CA 92612

Zoning: PD-BP/C (Business Professional/Commercial)

Location: The project site is located at the northwesterly corner of Park Drive and Stanford Ranch Road.
APN 017-019-035

File #: SPU-99-21, DL-99-05

Area: 11.43 acres

Proposal: This project is a request for approval for a Tentative Parcel Map to subdivide 11.43 acres into 6 lots and a Specific Plan Use Permit to construct a 98,637 square foot shopping center.

Status: The Planning Commission approved the project at the April 18, 2000 Public Hearing. Building Permits were issued on:

- ◆ December 4, 2000 to build a 16,943 square-foot in-line retail shop adjacent to and attached to the future Albertson's building. The building is complete.

Stanford Ranch

- ◆ December 4, 2000 to build a 5,980 square-foot retail pad building on Pad 'C'. The building is complete.
- ◆ December 4, 2000 to build a 7,020 square-foot retail pad building on Pad 'D'. The building is complete.
- ◆ January 9, 2001 to build a 5,500 square-foot Downey Savings & Loan building on Pad 'B'. The building has since been constructed and is currently operating.
- ◆ April 8, 2002 to build a 57,560 square-foot Albertson's grocery store. The building is complete.
- ◆ May 6, 2002 to build a 5000 square-foot retail pad building for Blockbuster Video on Pad 'A'. The building is complete.

STANFORD RANCH, PARCEL 26: DEL TACO

Owner: DSL Service Company Phone: (949) 509-4241
350 Jamboree Road
Newport Beach, CA 92660

Applicant: Same as above

Zoning: PD-BP/C (Business Professional/Commercial)

Location: Northwest corner of Stanford Ranch Road & Park Drive.
APN 017-190-035

File #: U-2000-12, DR-2000-19

Area: 0.546 acre

Proposal: A Fast food restaurant of wood frame construction and a stucco exterior with stone accents and tile roofing. All colors are to match shopping center.

Status: This application was officially withdrawn.

STANFORD RANCH, PARCEL 27 & 28: THE SHOPS AT STANFORD RANCH

Owner: The Koenig Companies Phone: (562) 988-6518
C/o John Koenig
3780 Kilroy Airport Way, Suite 200
Long Beach, CA 90806

Zoning: PD-BP/C (Business Professional/Commercial)

Location: Northeast Corner Stanford Ranch Road and Park Drive.
APN 367-160-014, 015, 016, 017, 018, 019, 020, & 021.

File #: SPU-99-26, DL-2000-02, DR-2002-01

Area: 9.99 acres

Proposal: SPU-99-26: Approval of a Specific Plan Use Permit to construct an 87,475 square-foot shopping center, consisting of a 22,965 square-foot drug store, a 21,000 square-foot major tenant, a gas station, 3 free standing buildings with drive-through facilities, one free standing retail multi-tenant building, and three multi-tenant shop buildings of 6,000, 8,750 and 10,200 square-feet.

DL-2000-02: Subdivide Stanford Ranch Parcels 27 & 28 into 9 parcels.

DR-2002-01: Review sign program, landscape plans, and site lighting documents for compliance with conditions of approval for shopping center.

Status: SPU-99-26 was approved by the City Council on February 8, 2000, DL-2000-02 was approved by the Planning Commission on June 20, 2000, and DR-2002-01 was approved by the Planning Commission on May 21, 2002. Building Permits were issued on:

- ◆ January 24, 2002 to begin construction on a 26,026 square-foot Long's Drug Store. The building is complete.
- ◆ February 1, 2002 to build a 7,950 square-foot retail shell building. The building is complete.
- ◆ February 1, 2002 to build a 6,000 square-foot retail shell building. The building is complete.

STANFORD RANCH, PARCEL 27 & 28: MCDONALD'S

Owner: Kenyon Koenig Rocklin, LLC
2029 Century Park East, Suite 840
Los Angeles, CA 90067
Phone: (310) 556-3440

Applicant: McDonald's Corporation
C/o Michael Cadell
3009 Douglas Blvd., Suite 300
Roseville, CA 95661
Phone: (916) 797-3500

Engineer: Carlton Engineering
3932 Ponderosa Road, Suite 200
Shingle Springs, CA 95682
Phone: (530) 677-5515

Location: Northeast corner of Stanford Ranch Road and Park Drive.
APN 017-190-036

File #: U-2000-07, DR-2000-20

Area: 0.864 acres

Proposal: An application to approve a quick service restaurant with drive-thru service.

Zoning: PD-BP/C (Business Professional/Commercial)

Stanford Ranch

Status: An application to approve a Use Permit for a McDonald's quick serve restaurant with drive-thru service was received on September 26, 2000. The Planning Commission denied McDonald's request for the Use Permit on April 17, 2001. The application was appealed to the City Council. City Council met on June 26, 2001, where they too denied the projects approval.

STANFORD RANCH, PARCEL 27 & 28: PAD E

Owner: Best/Stanford Ranch Partners Phone: (916) 486-2694
2580 Sierra Blvd., Suite E
Sacramento, CA 95825

Applicant: Rauschenbach Marvelli Becker Architects Phone: (916) 488-8500
2277 Watt Avenue, Second Floor
Sacramento, CA 95825

Zoning: PD-BP/C

Location: Northeast corner of Stanford Ranch Road and Park Drive.
APN 367-160-015

File#: DR-2002-23

Area: .455 acres

Proposal: Request for approval of a Design Review to construct a 4,250 square foot retail building at Parcel 2/Pad E of Stanford Ranch Shopping Center.

Status: The Planning Commission approved this project on November 19, 2002. The building is currently under construction.

STANFORD RANCH, PARCEL 27: ROCKLIN PARK VETERINARY CLINIC

Owner: Best/Stanford Ranch Partners Phone: (916) 486-2694
2580 Sierra Blvd., Suite E
Sacramento, CA 95825

Applicant: Bikramjit Singh Basra, DVM Phone: (916) 419-5568
3681 Trefethen Way
Sacramento, CA 95834

Zoning: PD-BP/C

Location: 3221 Stanford Ranch Road.
APN 367-160-015

File #: U-2003-14

Stanford Ranch

Proposal: Approval of a Conditional Use Permit for a veterinary clinic.

Status: The application was received on September 23, 2003. Planning Commission approved the project on January 6, 2004.

STANFORD RANCH, PARCEL 27 & 28: PAD A

Owner: Best/Stanford Ranch Partners Phone: (916) 486-2694
2580 Sierra Blvd., Suite E
Sacramento, CA 95825

Applicant: Rauschenbach Marvelli Becker Architects Phone: (916) 488-8500
2277 Watt Avenue, Second Floor
Sacramento, CA 95825

Zoning: PD-BP/C

Location: Stanford Ranch Road and Park Drive.
APN 367-160-016

File#: DR-2002-31

Proposal: Request for approval of a Design Review for a 5,000 square foot building.

Status: The project is pending approval.

STANFORD RANCH, PARCEL 27 & 28: SHOPS @ STANFORD RANCH - PAD "C"

Owner: Catlin Properties, Inc. Phone: (916) 485-8900
Paul O'Sullivan
3620 Fair Oaks Blvd., Ste. 150
Sacramento, CA 95864

Applicant: RMW Architecture & Interiors Phone: (916) 449-1400
William Finney
1718 Third Street, Ste. 101
Sacramento, CA 95814

Location: Stanford Ranch and Park Drive.
APN's 017-190-020 & 021

File #'s: DR-2003-07 & U-2003-07
Area: 19,268 sq. ft.

Proposal: Retail building shell within an established shopping center including landscape and irrigation. Off-site and parking lot improvements are existing.

Status: The project was approved by the Planning Commission on September 2, 2003.

STANFORD RANCH, PARCEL 29: WALGREENS PHARMACY

Owner: California Family Health & Fitness Phone: (916) 987-2030
8680 Greenback Lane
Orangevale, CA 95662

Ehnisz Company Phone: (916) 453-8724
P.O. Box 19909
Sacramento, CA 95819

Applicant: Granite Bay Holdings, LLC Phone: (209) 577-0116
C/o Norman Wilson
609 15th Street
Modesto, CA 95354

Engineer: Wallace & Kuhl & Associates, Inc. Phone: (916) 372-1434
3050 Industrial Boulevard
West Sacramento, CA 95691

Zoning: PD-C (Commercial)

Location: Northwest corner of Park Drive and Sunset Boulevard.
APN 017-350-027 portion

File #: DR-2001-14

Proposal: Applicant is requesting Design Review approval to allow construction of a
Walgreens Pharmacy.

Status: The Design Review was approved by the Planning Commission at the February 5,
2002 Public Hearing. The project is complete.

STANFORD RANCH, PARCEL 30: ROCKLIN HIGH SCHOOL

Owner Rocklin Unified School District Phone: (916) 624-2428
2615 Sierra Meadows Drive
Rocklin, CA 95677

Applicant: Same as above

Zoning: The property is designated as a high school site with an underlying residential zoning
designation.

Location: East of Stanford Ranch Road, approximately 1,200 feet east of the intersection of
Stanford Ranch Road and Park Drive.
APN 017-190-38

File #: SPU-91-07

Area: 45.3 acres

Proposal: Rocklin High School

Status: The Specific Plan Use Permit for the high school was approved July 16, 1991. The high school opened to the freshman class in the Fall of 1993. The stadium and swimming pool have been completed. An application for a cellular tower by the stadium was approved by the Planning Commission in the Spring of 1995. The school became a full four-year high school in the fall of 1996.

STANFORD RANCH, PARCEL 30: RCS WIRELESS CELLULAR FACILITY

Owner: Rocklin Unified School District Phone: (916) 624-2428
2615 Sierra Meadows Drive
Rocklin, CA 95677

Applicant: RCS Wireless Phone: (916) 772-3043
224 Vernon Street
Roseville, CA 95678

Zoning: School

Location: The subject property, Rocklin High School, is generally located at the southeasterly corner of the intersection of Stanford Ranch Road and Victory Lane.
APN 017-190-044

File #: U-99-04

Proposal: An application to approve a Conditional Use Permit to allow installation of a Wireless Personal Communications System (PCS) facility at Rocklin High School. The antenna for this facility would be mounted approximately 70 feet high on an existing stadium light standard.

Status: The Conditional Use Permit was approved by the Planning Commission at the May 4, 1999 Public Hearing. The facility has since been constructed.

STANFORD RANCH, PARCEL 30: AIRTOUCH CELLULAR FACILITY

Owner: Rocklin Unified School District Phone: (916) 624-2428
2615 Sierra Meadows Drive
Rocklin, CA 95677

Applicant: AirTouch Cellular Phone: (916) 646-2269
2150 River Plaza Drive, Suite 400
Sacramento, CA 95833

Zoning: School

Stanford Ranch

Location: The subject property is generally located at the southeasterly corner of the intersection of Stanford Ranch Road and Victory Lane.
APN 017-190-044

File #: U-98-05

Proposal: An application to approve a Conditional Use Permit to allow placement of 2 whip antennas at the 42 foot centerline of an existing 80 foot stadium light standard at the Rocklin High School and locate a 4'x4'x8' equipment shelter at the site. The project is very similar to the AT&T facility located on another stadium light standard on the high school site.

Status: The Planning Commission approved the project on October 6, 1998. The project has since been completed.

STANFORD RANCH, PARCEL 32A: THE SPRINGS

Owner: Lewis Homes
C/o John Barnhart
9216 Kiefer Boulevard
Sacramento, CA 95826

(Mailing: PO Box 276125, Sacramento, CA 95125)

Phone: (916) 362-9275

Engineer: Smith Amsberry & Associates
3845 Atherton Road, Suite 2
Rocklin, CA 95765

Phone: (916) 632-9490

Zoning: PD-Residential (6 dwelling units per acre)

Location: North of Stanford Ranch Road, at the intersection of Stanford Ranch Road and Darby Road.

File #: SPU-90-19, SPU-96-11

Area: 35.7 acres

Proposal: 71-lot subdivision with four models ranging from 2,000 to 4,016 square-feet

Status: The Final Map has recorded. The Specific Plan Use Permit for Lewis Homes was approved November 5, 1996. The project is built out.

STANFORD RANCH, PARCEL 32B: ROLLING OAKS

Owner: The Forecast Group Phone: (916) 920-0200
C/o Richard Balestreri
1796 Tribute Road, Suite 100
Sacramento, CA 95815

Zoning: PD-Residential (6 dwelling units per acre)

Location: North of Stanford Ranch Road at the intersection of Stanford Ranch Road and Darby Road.

File #: SPU-96-10

Area: 17 acres

Proposal: 68 single-family houses

Status: Application for a Specific Plan Use Permit was approved on November 5, 1996. The project is built out.

STANFORD RANCH, PARCEL 34

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Engineer: Smith Amsberry & Associates Phone: (916) 632-9490
3845 Atherton Road, Suite 2
Rocklin, CA 95765

Zoning: PD-Residential (16 dwelling units per acre)

Requested: PD-Residential (8 dwelling units per acre). General Plan Amendment (changing from HDR to MDR), a General Development Plan changing from 16 dwelling units per acre to 8 dwelling units per acre, and a Tentative Subdivision Map for 101 single family units, 1.1 acre Lot A and 0.3 acre Lot B.

Location: Northwest of the intersection of Stanford Ranch Road and Breen Drive.
APN 017-360-004

File #: GPA-96-06, PDG-96-05, SD-96-09, SPU-98-26

Area: 15.3 acres

Proposal: 101 single family houses on 15.3 acres

Stanford Ranch

Status: The project was approved by the City Council on September 23, 1997. Final map is recorded. The Specific Plan Use Permit was approved on February 23, 1999. The project is built.

STANFORD RANCH, PARCEL 35

Developer: Crystal Oak Development Phone: (916) 773-4098
151 North Sunrise Boulevard, Suite 1106
Roseville, CA 95661

Zoning: PD-Residential (8 dwelling units per acre)

Location: West of Breen Drive, approximately 1,000 feet north of the intersection of Breen Drive and Stanford Ranch Road.
APN 367-170-017

File #: SD-91-03

Area: 13.3 acres

Proposed Use: 96 detached single-family houses.

Status: The subdivision is built out.

STANFORD RANCH, PARCEL 38

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Engineer: Smith Amsberry & Associates Phone: (916) 632-9490
3845 Atherton Road, Suite 2
Rocklin, CA 95765

Zoning: PD-Residential (15 dwelling units per acre)

Requested: PD-Residential (8 dwelling units per acre). A request for a General Plan Amendment (changing from Medium High Density Residential to Medium Density Residential), a General Development Plan changing from 15 du/acre to 8 du/acre, and a Tentative Subdivision Map for 65 single family units.

Location: Southwest corner of the intersection of Park Drive and Shelton Street.
APN 017-360-008

File Number: GPA-96-07, PDG-96-06, SD-96-10, SPU-98-06

Area: 15.3 acres

Proposal: 65 single family lots on 11 acres

Status: The project was approved by the City Council on September 23, 1997. The Specific Plan Use Permit was approved by the City Council on July 14, 1998. Building permit applications have been submitted. The project is built.

STANFORD RANCH, PARCEL 40: LAS PALMAS

Owner: John Mourier Construction
1830 Vernon Street, Suite 8
Roseville, CA 95678
Phone: (916) 782-8879

Prev. Owner: Pacwest General Partner
1390 Willow Pass Road
Concord, CA 94520

Location: Stanford Ranch Phase 3, north of Breen Road, south of Stanford Ranch Lots L & J.
APN Bk. 367 Pg. 3

File #: SPU-90-14

Area: 22.44 Acres

Proposal: 114 single family lot subdivision

Status: The Final Map was recorded on June 18, 1990. The Specific Plan Use Permit was approved on June 5, 1990. A modification to the Specific Plan Use Permit was approved on October 3, 1995. The subdivision is now built-out.

STANFORD RANCH, PARCEL 41A: MIRADA

Owner: Community Pacific Ranch
Stanford Ranch, Inc
Pacific Scene
4720 Northgate Boulevard
Sacramento, CA 95834
Phone: (916) 424-3234

Zoning: PD-Residential (6 dwelling units per acre)

Location: The subject property is located east of Wyckford Boulevard, north of Shelton Street, in Stanford Ranch.
APN Bk. 367, Pages 010 and 012.

File #: SPU-90-29

Area: 10.7 acres

Proposal: 57-lot subdivision

Status: The project is completed.

STANFORD RANCH, PARCEL 41B

Owner: K & S Development Phone: (916) 773-4083
151 North Sunrise Avenue, Suite 1106
Roseville, CA 95661

Location: West of Wyckford Boulevard, east of Shelton Street, north of Swindon Road and south of Mirada.

File #: SPU-90-25

Area: 20.7 acres

Proposal: 106 single-family homes

Status: The project is completed.

STANFORD RANCH, PARCEL 42: CASA DE LA ROSA

Owner: Renaissance Homes Phone: (916) 773-4083
151 North Sunrise Avenue, Suite 1106
Roseville, CA 95661

Engineer: Spannagel and Associates Phone: (916) 624-1618
3845 Atherton Road, Suite 7
Rocklin, CA 95765

Zoning: PD-Residential (8 dwelling units per acre)

Location: Stanford Ranch Phase III at the Northwest corner of the intersection of Park Drive and Wyckford Boulevard.
APN 367-210-001-005, 367-220-001

File #: SD-91-05, SPU-93-11, SPU-95-02

Area: 19.2 acres

Proposal: Development of 116 single-family lots with 4,500 square-foot minimum lot sizes.

Status: The subdivision map has recorded. An application to add a single story model was denied by the Planning Commission and appealed to the City Council. The City Council granted the appeal on April 9, 1996, allowing 26.73% of the houses to be plans 101 (1340 square feet) or 101E (1379 square feet), and a maximum of 20% to be Plan 101. The project is built out.

STANFORD RANCH, PARCEL 43: GRANITE OAKS MIDDLE SCHOOL

Owner: Rocklin Unified School District Phone: (916) 624-2428
2615 Sierra Meadows Drive
Rocklin, CA 95677

Applicant: Same as above

Zoning: School

Location: The subject property is generally located northeast corner of Park Drive and
Wyckford Boulevard.
APN 017-360-013

File #: SPU-98-18

Area: 20.8 acres

Proposal: An application to approve a Specific Plan Use Permit for a new 74,000 square feet
middle school on 20.8 acres. The proposal consists of 6 permanent structures, 8
portable structures, 117 parking stalls, 6 basketball courts, 3 baseball diamonds, a
sports field surrounded by an oval track, and an outdoor amphitheater. No sports
field lighting is proposed at this time.

Status: The Planning Commission recommended approval of the Specific Plan Use Permit
on September 15, 1998, and approved by the City Council on October 13, 1998. The
school is now open.

STANFORD RANCH, PARCEL 45

Owner: Forecast Homes of Northern California Phone: (916) 920-0200
2020 Hurley Way, Suite 395
Sacramento, CA 95825

Zoning: PD-6 (6 dwelling units per acre)

Location: East of Wyckford Drive, south of Charter Road, approximately 1,500 feet north of
the intersection of Wyckford Drive and Park Drive.
APN 017-360-016, -017

File #: SD-89-09, SD-91-07, SPU-92-12, SPU-93-13

Area: 32.1 acres

Proposal: 145-lot subdivision

Status: The subdivision has been recorded, including 11 lots of parcel 50 which have been
incorporated into this subdivision, making the total number of lots 157. The project
is complete.

STANFORD RANCH, PARCELS 46 & 47: THE ESTATES

Owner: Winncrest Homes Phone: (916) 366-3224
C/o Mike Winn
9985 Folsom Boulevard
Sacramento, CA 95827

Zoning: PD-Residential (6 dwelling units per acre)

Location: North side of Park Drive, east of the intermediate school site, west of Stanford Oaks.
APN 367-040-050, 060, 070

File #: SD-90-01, SPU-90-35, SPU-94-05

Area: 51.13 acres

Proposal: 171 single family lot subdivision

Status: The subdivision was approved by City Council April 24, 1990. The map has been recorded. A Specific Plan Use Permit was approved in January of 1991, for Pama Homes. A modification was approved on August 2, 1994 for Benchmark Homes. A third modification was approved on March 19, 1996 for Winncrest Homes. There are no remaining vacant lots. The project is complete.

STANFORD RANCH, PARCEL 48

Owner: TriMark Development Phone: (818) 592-2628
6320 Canoga Avenue, 13th Floor
Woodland Hills, CA 91367

Applicant: Same as above

Engineer: Nolte and Associates Phone: (916) 784-3313
1750 Creekside Oaks Drive, Suite 200
Sacramento, CA 95833

Zoning: PD-Residential (6 dwelling units per acre)

Location: South of Park Drive, opposite Wyckford Boulevard.

File #: SPU-90-30, SPU-94-07

Area: 33.3 acres

Proposal: 164 single-family lots

Status: The final map recorded December 1990. A revised specific plan use permit for additional models was approved on August 2, 1994. There are no remaining vacant lots available.

STANFORD RANCH, PARCEL 49A – VICTORY SCHOOL

Owner: Rocklin Unified School District Phone: (916) 624-2428
2615 Sierra Meadows Drive
Rocklin, CA 95677

Applicant: Same as above

Zoning: PD-Residential (20 dwelling units per acre)

Location: East of Park Drive, west of Rocklin High School.
APN 367-160-004

File #: PDG 97-03, SPU-98-17

Area: 7.1 acres

Proposal: An application for a Specific Plan Use Permit for a new 19,000 square feet Continuation School (adult school). The proposal consists of 3 permanent structures, 1 portable structure, 86 parking stalls, and sports field to be used as a baseball diamond and soccer field. No sports field lighting is proposed.

Status: The change in the General Development Plan to add an underlying zone of "school" site to the existing PD-20 zone was recommended for approval by the Planning Commission August 5, 1997, and was approved by the City Council on September 23, 1997. The Planning Commission approved the Specific Plan Use Permit on September 15, 1998. The school is currently open.

STANFORD RANCH, PARCEL 49B

Owner: Richmond American Homes of California Phone: (916) 635-5777
11040 White Rock Road, Suite 500
Rancho Cordova, CA 95670

Engineer: Terrance Lowell & Associates Phone: (916) 786-0685
1528 Eureka Road, Suite 100
Roseville CA 95661

Zoning: PD-Residential (6 dwelling units per acre)

Location: East of Park Drive, west of the high school.
APN 017-360-022

File #: SD-91-01, SPU-92-13

Area: 3.55 acres (to be combined with 25 acres in Parcel 105)

Proposal: 27 single family lots to be combined with 112 single-family lots in Stanford Ranch Parcel 105.

Stanford Ranch

Status: A Specific Plan Use Permit application combining this subdivision with a portion of Lot 105 was approved in January 1993. The subdivision is now built-out.

STANFORD RANCH, PARCEL 50: BROOKSIDE

Owner: Ron McKim Construction Phone: (916) 624-9202
P. O. Box 548
Rocklin, CA 95677

Applicant: Same as above

Engineer: Spannagel and Associates Phone: (916) 624-1618
3845 Atherton Road, Suite 7
Rocklin, CA 95765

Zoning: PD-Residential (6 dwelling units per acre)

Location: Northeast of Wyckford Boulevard at the intersection of Wyckford Boulevard and Charter Rd. A portion of Lot J of Stanford Ranch.
APN 017-180-059, 017-360-016, and 017-360-017

File #: SD-90-11, SPU-92-12, SD-93-02, SPU-93-13

Area: 12.4 acres

Proposal: 57 single-family residences

Status: The final maps have been recorded, and the project is now complete.

STANFORD RANCH, PARCEL 51: STONERIDGE

Owner: Stanford Ranch, Inc. Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Developer: Kaufman & Broad Central Valley, Inc. Phone: (916) 784-7300
C/o Mike Carson
3300 Douglas Boulevard
Roseville, CA 95661

Zoning: PD-Residential (6 dwelling units per acre)

Location: Southeast of the intersection of Stanford Ranch Road and West Oaks Boulevard.
APN 017-080-084

File #: SPU-97-02, SD-93-06

Area: 28.63 acres

Stanford Ranch

Proposal: 117 single family residences and a remainder parcel

Status: The Tentative Subdivision Map was approved on June 13, 1995 and recorded on July 16, 1997. A Specific Plan Use Permit for the development of the 117 units was approved March 18, 1997. The project is now complete.

STANFORD RANCH, PARCEL 53

Owner: Stanford Ranch
C/o Ken Giannotti
P. O. Box 1200
Rocklin, CA 95677
Phone: (916) 624-0613

Applicant: Borges Architectural Group
C/o Lane Borges
3017 Douglas Boulevard, Suite 240
Roseville, CA 95661
Phone: (916) 782-7200

Zoning: PD-BP/C/LI

Location: West Oaks Boulevard, East of Sunset Boulevard. 5700 West Oaks Boulevard.
APN 017-081-022

File #'s: DL-2000-04, SPU-2000-09, DR-2002-29 (sign program)

Area: 17 acres

Proposal: A Specific Plan Use Permit and Tentative Parcel Map to allow for the construction of two 54,960 square-foot, single story, concrete tilt-up, office buildings on a 11.55-acre undeveloped site on West Oaks Boulevard in Rocklin. The development is proposed for build out in two phases with one building and a portion of the site improvements in each phase.

Status: The Planning Commission approved this project on October 3, 2000. Building Permits were issued on July 5, 2001. The project is complete.

STANFORD RANCH, PARCEL 54

Owner: Stanford Ranch I, LLC
Ken Giannotti
3715 Atherton Road
Rocklin, CA 95765
Phone: (916) 624-0613

Applicant: Borges Architectural Group
Lane Borges
1512 Eureka Road, Suite 240
Roseville, CA 95661
Phone: (916) 782-7200

Zoning: PD-BP/COMM/LI

Location: West Oaks Blvd., east of Sunset Blvd.
APN 017-081-050

File#: DR-2002-28, DL-2002-07

Area: 8.97 acres

Proposal: Request for a Design Review and Tentative Map to subdivide an 8.97 acre property into 2 parcels and to construct two (2) 46,875 square foot single story concrete tilt-up office buildings. The development is to be constructed in two phases.

Status: The project was approved by the Planning Commission on April 1, 2003. One building is under construction.

STANFORD RANCH, PARCEL 56: STANFORD RANCH CORPORATE CENTER

Owner: Prentiss Properties Acquisition Partners, L.P. Phone: (916) 646-0760
A Delaware Limited Partnership
2485 Natomas Park Drive, Suite 350
Sacramento, CA 95833

Applicant: Charles A. Sumner, II Phone: (916) 646-0760
A Delaware Limited Partnership
2485 Natomas Park Drive, Suite 350
Sacramento, CA 95833

Engineer: Williams & Paddon
3001 Douglas Boulevard, Suite 330
Roseville, CA 95661

Zoning: PD-BP/C/LI

Location: Parcel 56, Phase IV, Unit 2.
APN 017-081-025

File #: DL-2001-01, DR-2001-03

Area: 9.24 Acres

Proposal: Requesting Design Review approval to construct two 69,550 square foot, two-story shell office buildings with lobby and restroom core, vertical circulation and associated site improvements on Lot 56, a 9.24 acre parcel in the Stanford Ranch subdivision. Building construction will be completed in two phases. Building construction will be of concrete tilt-up wall panels, steel columns, steel bar joints, concrete over metal deck elevated floors and plywood roof decking. In addition, applicants are requesting the reapproval of an existing Tentative Parcel Map to divide the existing parcel in two equal parts.

Status: Application for Design Review and Tentative Parcel Map was received on February 27, 2001. The Planning Commission approved the Design Review and Tentative Parcel Map at the December 18, 2001 Public Hearing. One building is under construction.

STANFORD RANCH, PARCELS 58, 59, & 60: ORACLE

Applicant:	Oracle Corporation C/o Cliff Berry 500 Oracle Parkway Redwood Shores, CA 94065	Phone: (415) 506-4822
	Ehrlich Rominger: Jim Franz, Bob Brancamonte 2277 Fair Oaks Boulevard, Suite 305 Sacramento, CA 95825	Phone: (916) 920-8209
	The Rockridge Group C/o Ken Morrison Two Embarcadero Center, Suite 480 San Francisco, CA 94111	Phone: (415) 394-5436
Engineer:	Spannagel and Associates, Inc. C/o David Spannagel 3845 Atherton Road, Suite 7 Rocklin, CA 95765	Phone: (916) 624-1618
Contractor:	DPR Construction 1451 River Park Drive Sacramento, CA	Phone: (916) 568-3442
Zoning:	PD-BP/C/LI (Business Professional/Commercial/Light Industrial)	
Location:	Lots 58, 59 and 60 of Stanford Ranch, generally located north and west of the intersection of Sunset Boulevard and West Stanford Ranch Road. APN 017-080-075, 017-270-006, 017-270-009	
File #:	SPU-96-12, DL-2003-03	
Area:	35 acres	
Proposal:	Construction of approximately 460,000 square feet of building area on a 35-acre site for the development of a software company.	
Status:	The Specific Plan Use Permit and General Development Plan for this project was approved by the City Council on December 19, 1996. The first of four buildings has been built and is currently occupied. Building Permit for the second building was issued on June 29, 2001. The second building is complete. DL-2003-03 was approved by the Planning Commission on July 15, 2003.	

STANFORD RANCH, PARCEL 62, UNIT 1: CALIFORNIA HOMES

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Developer: R.E. Development Corporation, Phone: (209) 951-5444
dba: California Homes
C/o Roy VanDorst
3031 W. March Lane, Suite 133-South
Stockton, CA 95219

Zoning: PD-Residential (6 dwelling units per acre)

Location: Northwest corner of Stanford Ranch Road and West Oaks Blvd.
APN 017-081-017 (Portion)

File #: SPU-97-17, SD-93-06

Area: 16.21 acres

Proposal: 79 single-family lots

Status: The Tentative Subdivision map was approved on June 13, 1995. An application for a Specific Plan Use Permit for Unit 1 was submitted on June 13, 1997, and approved by the Planning Commission on August 5, 1997. The subdivision is now built-out.

STANFORD RANCH, PARCEL 62, UNIT 2: FORECAST HOMES

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Developer: The Forecast Group L.P. Phone: (916) 920-0200
C/o Richard Balestreri
PO Box 15648
Sacramento, CA 95852-0648

Zoning: PD-Residential (6 dwelling units per acre)

Location: Northwest corner of Stanford Ranch Road and West Oaks Boulevard.
APN 017-081-017 (Portion)

File #: SPU-97-13, SD-93-06

Area: 15.24 acres

Proposal: 71 single-family lots

Stanford Ranch

Status: The Tentative Subdivision Map was approved on June 13, 1995, and has been recorded. An application for a Specific Plan Use Permit for Unit 2 of Lot 62 was submitted on May 8, 1997, and was then approved by the Planning Commission on July 15, 1997. The project is now built-out.

STANFORD RANCH, PARCEL 63

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677
Phone: (916) 624-0613

Zoning: PD-Residential (6 dwelling units per acre)

Location: Northeast corner of Stanford Ranch Road and West Oaks Boulevard.
APN 017-081-018

File #: SD-93-06, SPU-97-25

Area: 12.75 acres

Proposal: 56 single-family lots

Status: The Tentative Subdivision Map was approved on June 13, 1995, and the Final Map has been recorded. The project is now built-out.

STANFORD RANCH, PARCEL 64

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677
Phone: (916) 624-0613

Zoning: PD-Residential (6 dwelling units per acre)

Location: East of West Oaks Boulevard, opposite Poppy Drive.
APN 017-081-32

File #: SD-93-06, SPU-97-24

Area: 18.62 acres

Proposal: 92 single-family lots

Status: The Tentative map was approved on June 13, 1995. The final map was approved by the City Council on September 8, 1998. The project is built.

STANFORD RANCH, PARCEL 65

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Zoning: PD-Residential (6 dwelling units per acre)

Location: West of West Oaks Boulevard, south of the northern Rocklin City Limits.
APN 017-081-033

File #: SD-93-06, SPU-98-24

Area: 25.5 acres

Proposal: 86 single-family lots

Status: The Tentative Map was approved on June 13, 1995, and will expire on June 13, 1998.
The final map has been submitted. The Specific Plan Use Permit was submitted in
October 1998. This project is built-out.

STANFORD RANCH, PARCEL 66

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Zoning: PD-Residential (6 dwelling units per acre)

Location: East of Sioux Street, south of the north Rocklin City Limits.
APN 017-081-034

File #: SD-93-06, SPU-98-13

Area: 20.4 acres

Proposal: 71 single-family homes

Status: The Tentative Map was approved on June 13, 1995. The Final Map was approved by
City Council on August 25, 1998. The Planning Commission on August 18, 1998
approved the Specific Plan Use Permit. The project is now built.

**STANFORD RANCH, PARCEL 67: ST. AUGUSTINE OF CANTERBURY
EPISCOPAL CHURCH**

Owner: Episcopal Diocese of Northern Ca. Phone: (916) 442-6918
1318 27th Street
Sacramento, CA 95816

Applicant: Father Nordon W. Winger Phone: (916) 624-1611
4505 Granite Drive, Suite 1
Rocklin, CA 95677

Zoning: PD-BP-Comm-LI

Location: Sioux Street @ Peninsula Drive.
APN 017-081-035

File# DR-2003-13, U-2003-11

Area: 9.95 acres

Proposal: Approval of a design review of new church building, cross tower, parking layout and landscaping being the first phase of a larger master plan which will be a phased build-out over the next 20+ years.

Status: Planning Commission approved the project on March 2, 2004.

STANFORD RANCH, PARCEL 68

Owner: John Mourier Construction Phone: (916) 969-2842
C/o Sam Haymart and/or Steve Schnable
1830 Vernon Street, Suite 9
Roseville, CA

Zoning: PD-Residential (6 dwelling units per acre)

Location: On the eastside of Sioux Street, north of Stanford Ranch Road.
APN 017-080-036

File #: SPU-97-18

Area: 22.03 acres

Proposal: 85 single-family lots

Status: The Tentative Subdivision Map was approved June 13, 1995, and the Final Map has been recorded. An application for a Specific Plan Use Permit application was submitted June 19, 1997, and was approved by the Planning Commission August 5, 1997. The project is now built-out.

STANFORD RANCH, PARCEL 71: PRIMA PUBLISHING

Owner: Stanford Ranch, LLC Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Applicant: Same as above

Zoning: PD-BP/C/LI (Business Professional/Commercial/Light Industrial)

Location: The subject property is generally located on the south side of West Stanford Ranch Road at Sioux Street.
APN 017-081-031

File #: SPU-98-31, DL-98-10

Area: 14.63 acres

Proposal: An application to approve a Specific Plan Use Permit and Tentative Parcel Map for the Prima Publishing office building, located on Stanford Ranch Parcel 71. The proposed project includes subdivision of a 14.63 acre parcel into two parcels (5.63 acres and 9.0 acres) and development of the proposed 5.63 acre parcel with a two-story office building and associated parking, landscaping and signs. The proposed building will be a 60,683 square foot concrete tilt-up office building. The project will be developed in two phases. The second phase will include an addition to the Phase I building of a 20,852 square foot addition, also to be used as offices. The Phase II building pad will be graded and Hydroseeded for future construction. No construction is proposed on the 9-acre parcel as a part of this project.

Status: Prior to the public hearing, the applicants formally withdrew their application.

STANFORD RANCH, PARCEL 73

Owner: Stanford Ranch Phone: (916) 624-0613
P. O. Box 1200
Rocklin, CA 95677

Developer: Cresleigh Sierra Phone: (415) 982-7777
433 California Street, 7th Floor
San Francisco, CA 94104

Zoning: PD-Residential (6 dwelling units per acre)

Location: Northwest corner of Stanford Ranch Road and West Oaks Boulevard.
APN 017-081-034

File #: SPU-97-23

Area: 20.4 acres

Proposal: 62 single-family lots

Status: The Tentative Subdivision Map was approved June 13, 1995, and the Final Map has been recorded. A Specific Plan Use Permit application was made on July 29, 1997, and was approved by the Planning Commission on October 7, 1997. The project is built out.

STANFORD RANCH, PARCEL 75: ROCKLIN CORPORATE CENTER

Owner: Rocklin Corporate Center, LLC Phone: (916) 787-0717
1504 Eureka Road, Suite 220
Roseville, CA 95661-3040

Applicant: Spannagel & Associates, Inc. Phone: (916) 624-1618
3845 Atherton Road, Suite 7
Roseville, CA 95765

Engineer: Wallace Kuhl & Associates, Inc. Phone: (916) 372-1434
3050 Industrial Boulevard
West Sacramento, CA 95691

Zoning: PD-BP (Business Professional)
PD-BP/C (Business Professional/Commercial)
W (Wetlands)

Location: Sunset Boulevard between West Oaks Boulevard and City Limits.

File #: SD-2002-01, PDG-2002-01, GPA-2002-02, Z-2002-01

Area: 126.85 acres

Proposal: Rezone to add Light Industrial zoning. Rearrange commercially zoned areas.
Approve a Tentative Map to create 22 lots for Commercial, Business Professional,
and Light Industrial uses, including one lot for wetland drainage.

Status: The application was received on January 23, 2002. The Planning Commission
approved the project on January 7, 2003. The City Council approved the project on
February 25, 2003 and it is now under construction.

STANFORD RANCH PARCEL 75A: SUNSET – ROCKLIN OFFICE BLDG (Rocklin Corp Cent., Lot 7)

Owner: Sunset Commercial Center Phone: (530) 674-1440
P.O. Box 3420 Fax: (530) 674-1180
Yuba City, CA 95993

Stanford Ranch

Applicant: Capitol Valley Commercial Construction Phone: (916) 386-4211
Robert Silva/Terri Siewell Fax: (916) 386-4212
5370 South Watt Avenue, Suite 100
Sacramento, Ca 95826

Zoning: PD-BP/C

Location: Sunset Blvd.
APN 017-280-050

File #: DR-2004-04

Area: 7.17 acres

Proposal: Request for approval of a 99,399 square foot, two story, tilt-up office building.

Status: Planning Commission approved the project on June 1, 2004.

STANFORD RANCH PARCEL 75B: SUNSET/LONETREE CENTER

Owner: Rocklin Corporate Center, LLC Phone: 916-787-0717
Richard Griffin Fax: 916-787-0744
1504 Eureka Road, Suite 220
Roseville, CA 95661

Applicant: Citadel Equities Group, Inc. Phone: 916-791-6466
Bradley Cutler Fax: 916-791-6459
1512 Eureka Rd., Ste. 130
Roseville, CA 95661

Zoning: PD-BP/C

Location: Sunset Blvd. and Lonetree Blvd.
APNs: 017-280-051, 052, 053, 061

File #: DR-2003-15, U-2003-16

Area: 14.72 acres

Proposal: Request for approval of Design Review to construct eleven (11) business/professional office and retail buildings with total floor space of 129,573 sf and two (2) remainder pads. A conditional use permit to allow outdoor seating at various locations within the project.

Status: The Planning Commission approved the project on June 1, 2004.

STANFORD RANCH PARCEL 75C: ROCKLIN CORPORATE COMMERCIAL-SHOPPING CTR Lots 20, 21, & 22 (portion)

Owner: O'Connell Commercial, LLC Phone: 916-772-7500
Michael J. O'Connell Fax: 916-772-7505
1504 Eureka Rd., Ste. 230
Roseville, CA 95661

Applicant: RMB Architects Phone: 916-488-8500
Mark Marvelli/Lela Shelley Fax: 916-488-8566
2277 Watt Ave., 2nd Floor
Sacramento, CA 95825

Zoning: PD-BP/C

Location: Sunset Blvd. & West Oaks, Rocklin, CA
APN # 017-280-078

File #: DR-2004-13, U-2004-10

Area: 4.01 Acres

Proposal: Construction of 5 shops/pad buildings on 4.01 acres with total building s.f. 33,262.

Status: The project is still pending.

STANFORD RANCH PARCEL 75D: ROCKLIN CORPORATE COMMERCIAL-CAR WASH, LOT 22 (portion)

Owner: O'Connell Commercial, LLC Phone: 916-772-7500
Michael J. O'Connell Fax: 916-772-7505
1504 Eureka Rd, Ste. 230
Roseville, CA 95661

Applicant: RMB Architects Phone: 916-488-8500
Mark Marvelli/Lela Shelley Fax: 916-488-8566
22776 Watt Ave. 2nd Floor
Sacramento, CA 95825

Zoning: PD-BP/C

Location: Sunset Blvd. & West Oaks, Rocklin, CA
APN # 017-280-078

File #: DR-2004-14, U-2004-09

Area: 1.01 Acres

Proposal: Construction of a 2,200 S.F. car wash/lube facility on 1.01 acres

Status: The project is still pending.

STANFORD RANCH, PARCEL 77 & 78A: STANFORD RANCH RETAIL CTR

Owner: O'Connell-Hughes Commercial Properties Phone: (916) 772-7505
1803 Cirby Way, Suite 1
Roseville, CA 95661

Applicant: William H. Hughes, Jr.
O'Connell-Hughes Commercial Properties Phone: (916) 772-7500
1803 Cirby Way, Suite 1
Roseville, CA 95661

Zoning: PD-C (Commercial)

Location: Along Stanford Ranch Road, approximately 1200 feet west of Sunset Boulevard.
APN 017-121-020

File #: SPU-2000-05

Area: The project site is 2.5 acres.

Proposal: Approval of a Specific Plan Use Permit to allow the construction of two buildings with a total of 17,220 square feet of retail commercial space.

Status: The Specific Plan Use Permit was approved by the Planning Commission at the July 5, 2000 Public Hearing. The Building Department issued Building Permits on June 1, 2001 for the construction of two retail shell buildings. The buildings are now complete and are currently operating.

STANFORD RANCH, PARCEL 77 & 78B: STANFORD RANCH OFFICE PLAZA

Owner: Stanford Ranch Office Plaza LLC Phone: (916) 568-2843
C/o Ken Giannoti
P. O. Box 1200
Rocklin, CA 95765

Applicant: Borges Architectural Group Phone: (916) 782-7200
C/o Lane Borges
3017 Douglas Boulevard, Suite 240
Roseville, CA 95661

Zoning: PD-BP/C (Business Professional/Commercial)

Location: Lots 77 & 78 Stanford Ranch Road.
APN 017-121-020, -021 & 364-010-018, -020

File #: DL-2000-07, DR-2000-08

Area: 16.7 Acres

Proposal: An application for approval to subdivide 16.7 vacant acres into fifteen (15) lots. Fourteen lots would each have an office building and one lot would be for shared parking and common areas. In addition the applicant is requesting Design Review approval to construct twelve (12) one-story office buildings and two (2) two-story office buildings ranging in size from 5,865 square feet to 22,460 square feet. The development is proposed for construction in three phases. The total project would have 822 parking stalls, lighting and landscaping, a detention basin, and two points of ingress/egress along Stanford Ranch Road.

Status: The City Council approved the project at the February 13, 2001 Public Hearing. Building Permits were issued on:

- ◆ March 19, 2002 to build a 10,147 square-foot Office Building 'N'. The building is complete.
- ◆ May 9, 2002 to build an 11,213 square-foot Office Building 'M'. The building is complete.
- ◆ Other buildings are under construction.

STANFORD RANCH PARCEL 77 & 78C: STANFORD RANCH RETAIL CENTER, PHASE II ("ROCKLIN RETAIL FUND")

Owner: Stanford Ranch I, LLC
C/o Ken Giannotti
P.O. Box 1200
Rocklin, CA 95765
Phone: (916) 568-2843

Applicant: O'Connell-Hughes Commercial Properties
1803 Cirby Way, Suite 1
Roseville, CA 95661

Zoning: PD-C (Commercial)

Location: Approximately 150 feet southwest of the intersection of Stanford Ranch Road and Sunset Boulevard.
APN 017-121-020, -021 (portions)

File #: PDG-2000-05, U-2000-09, DR-2000-09 (SafeCredit Union), DR-2000-22, DL-2000-10

Proposal: An application to approve the following entitlements: A Conditional Use Permit to allow a commercial cluster, retail-center. Design Review to approve the project layout, architecture, and materials. A Tentative Parcel Map to sub-divide one of the two parcels that comprise the project site so that each of the eight proposed building will be located on a separate lot. A request to amend the Stanford Ranch Road General Development Plan to add banking and financial operations to the list of permitted uses in the commercial land use designation.

Stanford Ranch

Status: The project was approved by the City Council on March 27, 2001. Building Permits were issued on:

- ◆ June 8, 2001 for the Safe Credit Union. The Safe Credit Union building is now complete and operating.
- ◆ February 12, 2002 to build a 12,904 square-foot retail shell building on Parcel 'D' is under construction.

STANFORD RANCH, PARCEL 77 & 78C: SMOG 'N' GO

Owner: Stanford Ranch I, LLC Phone: (916) 624-0613
3715 Atherton Road
Rocklin, CA 95677

Applicant: Jack Ross Williams Phone: (916) 712-4280
9055 Richborough Way
Elk Grove, CA 95624

Zoning: PD-C (Commercial)

Location: 6100 Stanford Ranch Road
APN 017-122-023

File #: DR-2001-04, U-2001-03, (DR-2002-19: SIGNAGE)

Area: 0.44 acres

Proposal: The applicant is requesting approval of a use permit and design review application that would allow construction of a 2,414 square-foot smog testing facility (a light automotive repair use). File DR-2002-19 was a design review application requesting approval of a modification to the building mounted signage.

Status: The Planning Commission approved the project at the July 3, 2001 Public Hearing. Building Permits were issued for construction on January 30, 2002. The building is completed and is currently operating. Design Review application DR-2002-19 was approved by the Planning Commission at a public hearing held on August 20, 2002.

STANFORD RANCH, PARCEL 77 & 78C: CHA-CHA'S MEXICAN RESTAURANT

Owner: Rocklin Retail Fund, L.P. Phone: (916) 772-7500
C/o Bill Hughes
1803 Cirby Way, Suite 1
Roseville, CA 95661

Applicant: Borges Architectural Group Phone: (916) 782-7200
C/o Adam Lovern
1512 Eureka Road, Suite 240
Roseville, CA 95661

Stanford Ranch

Zoning: PD-C (Commercial)

Location: 6130 Stanford Ranch Road, on the pad between the Safe Credit Union and S&G Carpets.

File #: U-2001-10, DR-2001-19

Area: 0.91 acres

Proposal: Applicants are requesting approval to construct a 6,300 square-foot Mexican restaurant.

Status: The Use Permit and Design Review were approved by the Planning Commission at the February 19, 2002 Public Hearing. The project is complete.

STANFORD RANCH, PARCEL 77 & 78C: JIFFY LUBE

Owner: Rocklin Retail Fund, L.P. Phone: (916) 772-7500
1504 Eureka Road, #230
Roseville, CA 95661

Applicant: Novasource California, L.C. Phone: (801) 484-3440
Ron Witzel
2180 South 1300 East, Suite 410
Salt Lake City, UT 84106

Zoning: PD-C

Location: Stanford Ranch Retail Center Plaza "F".
APN 358-100-006

File#: DR-2003-10, U-2003-08

Area: 0.42 acres

Proposal: Design review and conditional use permit for the construction of an auto service. Proposed building is 2,214 square feet.

Status: The Planning Commission denied the project on September 16, 2003. The applicant appealed to the City Council and was approved by the City Council on October 28, 2003. The project is under construction

STANFORD RANCH, PARCEL 77 & 78C: W.G. GRINDERS

Owner: Rocklin Retail Fund, L.P. Phone: (916) 772-7500
Mike O'Connell
1504 Eureka Road, Suite 230
Roseville, Ca 95661

Stanford Ranch

Applicant: Rippey Commercial, LLC Phone: (916) 614-7203
Jill A. Todd
5000 Hillsdale Circle
El Dorado Hills, CA 95762

Location: 6160 Stanford Ranch Road #900.
APN 017-122-023

File#: U-2003-09

Proposal: Request for approval of design to utilize patio space for 2-4 top, 2-3 top and 2-2 top for outside seating with 4 foot wrought iron fence.

Status: The Planning Commission approved the project on November 4, 2003. The project is complete.

STANFORD RANCH PARCEL 77 & 78C: CINGULAR WIRELESS

Owner: Rocklin Retail Fund, L.P.
6160 Stanford Ranch Road
Rocklin, CA 945765

Applicant: Cingular Wireless Phone: (916) 505-3088
Bruce Piland Fax: (916) 561-4090
3851 N. Freeway Blvd.
Sacramento, Ca 95834

Zoning: C-1

Location: 6160 Stanford Ranch Road
APN 358-100-004

File #: DR-2004-02, U-2004-02

Area: 1.02 acres

Proposal: To place 6 antenna panels and 2 BTS equipment cabinets on the roof of an existing commercial building.

Status: Planning Commission approved the project on April 20, 2004. The project is under construction.

STANFORD RANCH, PARCEL 79: THE CROSSROADS AT STANFORD RANCH (LUCKY'S)

Owner: Northern California Development Co.
1425 River Park Drive, Suite 240
Sacramento, CA 95815

Stanford Ranch

Engineer: Morton and Pitalo, Inc. Phone: (916) 927-2400
1430 Alhambra Boulevard
Sacramento, CA 95816

Architect: SGPA Architecture and Planning Phone: (714) 251-0131
San Diego/San Francisco
2603 Main St., Suite 810
Irvine, CA 92714

Zoning: PD-C (Commercial)

Location: Southeast of the intersection at Stanford Ranch Road and Sunset Boulevard.
APN 017-400-001 thru -010

File #: SPU-89-15

Area: 14.421 acres

Proposal: An application was received October 11, 1989, for a 149,000 square-foot shopping center consisting of 7 buildings including a major market (Lucky's) and major drug (Payless) and 5 additional building pads.

Status: A General Development Plan, Tentative Parcel Map and Specific Plan Use Permit were approved January 23, 1990. The Tentative Parcel Map recorded March 20, 1990. The Specific Plan Use Permit was extended twice and then expired January 24, 1996.

STANFORD RANCH PARCEL 79A: CROSSROADS @ STANFORD RANCH

Owner: Randy Ramirez Phone: (916) 791-5678
1930 Forbidden Ct. Fax: (916) 791-6556
Rocklin, CA 95765

Applicant: GPMS Inc. Phone: (916) 608-8790
Terry Grayson Fax: (916) 608-4962
1143 Sibley Street, Suite 100
Folsom, Ca 95630

Zoning: PD-C

Location: SW corner of Stanford Ranch Road and Sunset Blvd.
APN's 017-400-004 thru 007

File #: DR-2003-03 & U-2004-03

Area: 3.54 acres

Proposal: Develop 3.54 acres of open land to retail uses.

Status: The project is pending.

STANFORD RANCH PARCEL 79B: KOBRA-ROCKLIN

Owner: Kobra Properties Phone: (916) 786-4696
Abe Alizadeh Fax: (916) 786-7264
2251 Douglas Blvd., Suite 120
Roseville, CA 95661

Applicant: Burrell Consulting Group, Inc. Phone: (916) 783-8898
Jerry Aplant Fax: (916) 783-8222
1001 Enterprise Way, Suite 100
Roseville, CA 95678

Zoning: Commercial

Location: Stanford Ranch Road
APNs 017-400-003 & 0170-400-011

File #: DR-2004-05

Area: 3.044+- acres

Proposal: Request approval for a design review permit for a shopping center, neighborhood retail and fast food pad (or bank) with a drive-thru window.

Status: The project is pending.

STANFORD RANCH PARCEL 79D: WENDY'S RESTAURANT

Owner: Metropolitan Partners LLC Phone: (800) 966-0243
183 Placerville Drive, #C Fax: (916) 663-1881
Placerville, CA 95667

Applicant: The Frazier Group Phone: (916) 988-8364
Will Harris Fax: (916) 988-8365
5165 Dredger Way
Orangevale, CA 95662

Zoning: PD-C

Location: Stanford Ranch Road, Rocklin
APN 017-400-009

File #: DR-2004-16

Proposal: Approval of a Wendy's drive thru restaurant.

Status: Project is still pending.

STANFORD RANCH PARCEL 82

Owner: O'Connell Commercial LLC Phone: (916) 772-7500
Mike O'Connell
1504 Eureka Road, Suite 200
Roseville, CA 95661

Applicant: Land Development Services, Inc. Phone: (916) 624-1629
W.E. Mitchell
4240 Rocklin Road, #5
Rocklin, CA 95677

Zoning: PD

Location: West Oaks Blvd. and Sunset Blvd.

File #: DR-2002-13/A, GPA-2002-03, PDG-2002, DL-2002-03, U-2002-04

Area: 2.75 Acres

Proposal: An application to approve various entitlements for development of a neighborhood shopping center. The General Plan Amendment, Rezoning, and General Development Plan are required to allow Business Professional/Commercial uses to apply over the entire project site. Because a portion of the proposed Site (approximately .85 acres) was the prior Sunset Boulevard right-of-way, no land use designation was ever applied, hence the need to apply land use designations over this portion. A Conditional Use Permit is required to allow a commercial cluster, gasoline station, and a car wash. The Design Review is required to allow the construction of two shop buildings (approximately 11,800 sq. ft.), a 2,200+ sq. ft. convenience store, a canopy over 6 fueling stations, a 800 square-foot car wash facility and associated parking and landscaping. The Tentative Parcel Map is required to subdivide approximately 2.75 acres into three lots.

A request for approval of a design review modification (DR-2002-13A) to architectural elevations and drive thru services.

Status: The application was received on May 17, 2002. The application was approved by the Planning Commission on October 15, 2002 and by the City Council on November 26, 2002.

The application for DR-200213A was received on October 10, 2003. It was approved by the Planning Commission on January 20, 2004. The project is currently under construction and some shops are open.

STANFORD RANCH, PARCEL 100 A & B

Owner: Renaissance Homes, Phase II Phone: (916) 773-4083
151 North Sunrise Avenue, Suite 1106
Roseville, CA 95661

Stanford Ranch

Applicant:	Ron McKim Construction P. O. Box 548 Rocklin, CA 95677	Phone: (916) 624-9202
Engineer:	Spannagel and Associates, Inc. 3845 Atherton Road, Suite 7 Rocklin, CA 95765	Phone: (916) 624-1618
Zoning:	PD-Residential (6 dwelling units per acre)	
Location:	East of Wyckford Boulevard, south of Mountaingate Drive, east of St. Andrews. APN Bk. 367 Pgs 29-30	
File #:	SD-90-08, SPU-95-09	
Area:	42.1 acres gross, 16.27 acres net	
Proposal:	77 single-family residences and a remainder	
Status:	The Tentative Map approved September 25, 1991. Unit 1 recorded December 14, 1993, and Unit 2 recorded December 1994. A Specific Plan Use Permit for Unit 2 was approved October 17, 1995. A request for a modification adding more models and moving the model complex was approved June 3, 1997. The project is complete.	

STANFORD RANCH, PARCEL 101: RENAISSANCE TERRACE

Owner:	Stanford Ranch I, LLC P. O. Box 1200 Rocklin, CA 95677	Phone: (916) 624-0613
Engineer:	Smith Amsberry Associates, Inc. 3845 Atherton Road, Suite 2 Rocklin, CA 95765	Phone: (916) 632-9488
Location:	West of Heather Way and north of Manchester Drive. APN 017-180-063	
File #:	SD-90-07, GPA-96-05, PDG-96-02, Z-96-02, SD-96-05, TRE-96-14, SPU-97-09	
Area:	9.01 Acres	
Proposal:	A change in the General Plan and General Development Plan from a school site to Medium Density Residential, 6-dwelling units per acre, to develop a 38 lot subdivision.	
Status:	This application was approved by the City Council on November 12, 1996, and has been recorded. A Specific Plan Use Permit for the development of the lots was approved July 15, 1997. The project is complete.	

STANFORD RANCH, PARCEL 102

Owner: Stanford Ranch
P. O. Box 1200
Rocklin, CA 95677
Phone: (916) 624-0613

Engineer: Nolte & Associates
1750 Creekside Oaks Drive, Suite 200
Sacramento, CA 95833
Phone: (916) 641-1500

Location: West of Heather Way, North of the school site.

Area: 5.81 acres

Proposal: Park site

Status: The site is built.

STANFORD FOOTHILLS, PARCEL 103: MANSION OAKS

Owner/App: Stanford Ranch, Inc.
P. O. Box 1200
Rocklin, CA 95677
Phone: (916) 624-0613

Engineer: Spannagel & Associates, Inc.
3845 Atherton Road, Suite 7
Rocklin, CA 95765
Phone: (916) 624-1618

Zoning: PD-3 (3 dwelling units per acre)

Location: North of Heather Lane west of Stanford Oaks.
APN 17-180-59

File #: SD-90-15, SPU-90-38

Area: 26.72 acres

Proposal: 77 single-family lots

Status: The Specific Plan Use Permit has been approved, and the map has recorded.
Building permits have been issued and a number of homes are completed and occupied. A portion of Lot 103 was the "Street of Dreams" in 1994.

Stanford Ranch

STANFORD RANCH, PARCEL 104: HUNTER'S CREEK

Owner: Beazer Homes of California Phone: (916) 773-3888
C/o Kraig Knudsen
2260 Douglas Boulevard
Roseville, CA 95661

Applicant: Same as above

Engineer: Spannagel & Associates, Inc. Phone: (916) 624-1618
3845 Atherton Road
Rocklin, CA 95765

Zoning: PD-Residential (7 dwelling units per acre)

Location: South of Stephanie Drive, east of Stanford Ranch, Lot 32.
APN 367-310-001-087

File #: SD-91-01, SPU-95-06

Area: 17.7 acres

Proposal: 86 single family lots

Status: Part of Stanford Foothills individual lot subdivision. Recorded May 19, 1995. The Planning Commission, on September 5, 1995, approved the Specific Plan Use Permit. The Project is built-out.

STANFORD FOOTHILLS, PARCEL 105A

Developer: Richmond American Homes of California Phone: (916) 635-5777
11040 White Rock Road, Suite 500
Rancho Cordova, CA 95670

John Mourier Construction Phone: (916) 786-3040
1830 Vernon Street
Roseville, CA 95678

Location: East of Park Drive, west of the high school.
APN 17-360-22

File #: SD-91-01, SPU-92-13

Area: 25 acres (to be combined with 3.55 acres in Lot 49B)

Proposal: 79 single family lots to be combined with 27 lots on Stanford Ranch lot 49B for a total of 106 single-family lots.

Status: The Final map recorded. The Specific Plan Use Permit was approved on January 19, 1993. The project is completed.

STANFORD RANCH, PARCELS 105B, 106, 107: HUNTER'S CREEK

Owner: Beazer Homes of California Phone: (916) 773-3888
C/o Kraig Knudsen
2260 Douglas Boulevard
Roseville, CA 95661

Engineer: Spannagel and Associates, Inc. Phone: (916) 624-1618
3845 Atherton Road, Suite 7
Rocklin, CA 95765

Zoning: PD-Residential (7 dwelling units per acre)

Location: West of Wyckford, south of the Rocklin city limits, northeast of Lot 105.
APN Bk. 367 Pg. 280: (106); APN Bk. 367 Pg. 250 (107); APN Bk. 367 Pgs. 250,
260 (105B)

File #: SPU-94-04

Area: 5.1 acres

Proposal: 67 single-family lots

Status: The Final Map recorded. The Specific Plan Use Permit was approved in June of
1994. The Project is built-out.